

SEND TAX NOTICE TO:

(Name) Joe L. Tidmore
Post Office Box 1114
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-48

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY SEVEN THOUSAND FIVE HUNDRED DOLLARS AND NO/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Neil P. Damron and wife, Kathryn E. Damron

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Joe L. Tidmore and Charles O. Tidmore

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION:

SUBJECT TO CURRENT TAXES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND PERMITS
OF RECORD.

\$44,000.00 of the above consideration was paid from mortgage recorded
simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 29th
day of September, 1988.

(Seal)

(Seal)

(Seal)

Neil P. Damron (Seal)

Kathryn E. Damron (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Neil P. Damron and Kathryn E. Damron whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, A. D., 1988.

Ramona S. Wilder
Notary Public.

LEGAL DESCRIPTION:

A parcel of land situated in the West 1/2 of the Southwest 1/4 of Section 21, Township 21 South, Range 1 West, and in the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 21 South, Range 1 West, Shelby County, Alabama more particularly described as follows:

Commence at the SW corner of the SW 1/4 of Section 21, Township 21 South, Range 1 West; thence run East along the South line of said 1/4 Section 55.25 feet to a gravel road; thence 53 degrees 00 minutes left run 72.0 feet to the center of said road and the Point of Beginning; thence 9 degrees 40 minutes 40 seconds left run along said road 82.73 feet; thence 5 degrees 01 minutes 07 seconds left run along said road 430.11 feet; thence 26 degrees 50 minutes 10 seconds right run along said road 216.66 feet; thence 31 degrees 26 minutes 15 seconds left run along said road for 317.96 feet; thence 3 degrees 57 minutes 40 seconds left continue along said road for 333.08 feet; thence 13 degrees 55 minutes 10 seconds right continue along said road for 642.24 feet; thence 30 degrees 24 minutes 15 seconds left continue along said road for 157.74 feet; thence 19 degrees 48 minutes 10 seconds left continue along said road for 182.02 feet; thence 23 degrees 06 minutes 05 seconds right continue along said road for 271.48 feet; thence 10 degrees 50 minutes 35 seconds left continue along said road for 100.23 feet to the North line of the Southwest 1/4 of said section thence 99 degrees 36 minutes 48 minutes right run East along the North line thereof for 126.0 feet to the West line of Waxahatchee Creek; thence 88 degrees 04 minutes 35 seconds right run Southerly along said creek for 69.95 feet; thence 4 degrees 51 minutes 32 seconds right continue along said creek for 109.75 feet; thence 70 degrees 42 minutes 05 seconds left continue along said creek for 114.50 feet; thence 39 degrees 33 minutes 51 seconds left continue along said creek for 255.61 feet to the East line of the West 1/2 of the Southwest 1/4 of said Section; thence 108 degrees 45 minutes 41 seconds right run South along the East line thereof for 590.18 feet to the Westerly line of Waxahatchee Creek; thence run Southerly along said creek for 2265 feet more or less to the East line of the W 1/2 of the NW 1/4 of Section 28, Township 21 South, Range 1 West; thence run South thereof for 599.52 feet to the Northerly right of way of Highway #70, thence 89 degrees 14 minutes 04 seconds right run along said right of way for 395.62 feet; thence 0 degrees 28 minutes 40 seconds left continue along said right of way for 664.67 feet; thence 83 degrees 34 minutes 51 seconds right run 951.57 feet to the Point of Beginning.

Also a 30-foot easement for ingress and egress to Alabama State Highway #70, the East line of said Easement is described as follows: Commence at the NW corner of Section 28, Township 21 South, Range 1 West; thence run East along the North line of said Section for 55.25 feet; thence 53 degrees 00 minutes left run 72.0 feet to the Point of Beginning; thence 136 degrees 03 minutes right run Southerly for 951.57 feet to the Northerly right of way of Alabama State Highway #70 and the Point of Ending.

According to the survey of Thomas E. Simmons, LS 12945, dated September 12, 1988.

Situated in Shelby County, Alabama.

Initial for identification.

gnd gnd
TD TD

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED:

88 SEP 30 AM 8:43

Thomas E. Simmons, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 43.50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	49.50